

**SUPPLEMENT
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

INTRODUCTION: The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the San Bernardino LAFCO, its staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO <u>City of Chino Hills</u> _____ _____	DETACHED FROM <u>City of Chino</u> _____ _____
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2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

The 9,411 square feet of APN 1021-551-03 to be annexed is to adjust two portions of the irregular boundary between the City of Chino Hills and the City of Chino. The 9,411 square feet of APN 1021-551-03 is a remnant boundary irregularity that occurred when the City of Chino Hills incorporated in 1991. The small 9,411 square feet of APN 1021-551-03 will facilitate the overall use of the larger parcel APN 1021-591-08 located in the City of Chino Hills. The City of Chino Hills has a pending entitlement application for the future development of APN 1021-591-08 and the 9,411 SF of APN 1021-551-03, which is for the project Fairfield Ranch Commons that will consist of 346 very high density residential apartment units and a 326,641-square foot industrial park. The property will likely be annexed to a community facilities district and/or an assessment district as part of the development proposal on the larger adjoining property.

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

None.

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

The 9,411 square feet to be annexed would receive a land use designation of Business Park in the City of Chino Hills, which would allow future business park, light industrial, and/or warehouse uses. The small 9,411 square feet of APN 1021-551-03 will facilitate the overall use of the larger parcel APN 1021-591-08 located in Chino Hills. The City of Chino Hills has a pending entitlement application for the future development of APN 1021-591-08 and the 9,411 SF of APN 1021-551-03. The pending entitlement application is for the project Fairfield Ranch Commons, which consists of 346 very high density residential apartment units and a 326,641-square foot industrial park. The pending entitlement application for Fairfield Ranch Commons is proposing to change the General Plan and Zoning designation of approximately 14.73 acres of APN 1021-591-08 (which would include the 9,411 SF of APN 1021-551-03) to Very High Density Residential to allow the development of 346 residential apartment units. The General Plan Amendment will also include a Housing Element Amendment to transfer 346 Very High Density Residential Units from Tres Hermanos Site A in Chino Hills to the project site. The transfer of 346 Very High Density Residential Units from Tres Hermanos Site A to the project site is in compliance with the Chino Hills Measure U as the transfer of units does not increase the total number of residential units allowed on the properties involved in the transfer. Once redesignated, the project site will allow for up to 35 units per acre; and pursuant to Government Code Section 65583, the project site will require a minimum gross density of 20 dwelling units per acre and will allow multi-family by right without a conditional use permit, planned unit development or other discretionary action. As proposed, the residential component of Fairfield Ranch Commons will have a gross density of 23.4 dwelling units per acre. Approval of the detachment/annexation for the small 9,411 square feet of APN 1021-551-03 will facilitate the overall use of the larger parcel APN 1021-591-08, which could allow the potential development of 346 very high density apartment units and would assist Chino Hills in meeting their regional housing allocation of affordable housing. Despite the pending entitlement application for Fairfield Ranch Commons, the 9,411 SF of APN 1021-551-03 may remain as Business Park regardless of the current entitlement application, this boundary line change will enable whatever is done on the property in the future to be done in a more logical and practical manner.

5. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative “Plan for Service” (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

1. A description of the level and range of each service to be provided to the affected territory.

The scope of the detachment/annexation involves approximately 9,411 square feet of territory. There will be an insignificant change in level and range in any of the existing public services provided by the cities of Chino today and Chino Hills in the future upon detachment/annexation.

2. An indication of when the service can be feasibly extended to the affected territory.

The area to be detached from Chino and annexed to Chino Hills will facilitate the overall use of the larger parcel APN 1021-591-08 located in Chino Hills. The project site is part of the pending entitlement application for Fairfield Ranch Commons, which a portion of the project consists of residential development (See description noted in LAFCO application). Despite the pending entitlement application for Fairfield Ranch Commons, this boundary line change will enable whatever is done on the property in the future to be done in a more logical and practical manner. It is feasible that services, both public infrastructure and public services will be extended upon approval of the action by LAFCO.

3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.

The detachment/annexation is requested to facilitate the logical development of the larger parcel APN 1021-591-08 located in the City of Chino Hills. The pending entitlement proposal for the Fairfield Ranch Commons project would develop the subject property. As a result, the typical development conditions will likely be imposed on the project of which the subject territory is a small part.

4. The Plan shall include a Fiscal Impact Analysis which shows the estimated cost of extending the service and a description of how the service or required improvements will be financed. The Fiscal Impact Analysis shall provide, at a minimum, a five (5)-year projection of revenues and expenditures. A narrative discussion of the sufficiency of revenues for anticipated service extensions and operations is required.

The applicability of this question based on the size and scope of the detachment/annexation is unnecessary. However, the cost to the City of Chino Hills for extending services will be bore by the developer/owner of the property and have no fiscal impact to the City. In addition, the City of Chino Hills will receive their portion of

the property tax allocation for the subject property because the City of Chino will agree to a reallocation of the property tax revenue for the subject property.

- 5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

The property will likely be annexed to a community facilities district and/or an assessment district as part of a future development proposal on the larger adjoining property (APN 1021-591-08).

- 6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

To the extent services are needed to be provided to the property that such are available.

CERTIFICATION

As a part of this application, the city of Chino Hills, or the _____ district, _____ (the applicant) and/or the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the San Bernardino LAFCO, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I/We understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

As the proponent, I/We acknowledge that annexation to the city of _____ or the _____ district may result in the imposition of taxes, fees, and assessments existing within the (city or district) on the effective date of the change of organization. I hereby waive any rights I may have under Articles XIII C and XIII D of the State Constitution (Proposition 218) to a hearing, assessment ballot processing or an election on those existing taxes, fees and assessments.

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE Oct. 13, 2014 Mary M McDuffie City Clerk
SIGNATURE OF APPLICANT

/REVISED: krm - 8/15/2012

Electronic File Name: Fairfield Ranch SUPPLEMENT - annexation